

Amended

CASE # C15-2010-0138
ROW # 10513063

TP-0223161003

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.

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STREET ADDRESS: 1504 Northridge Drive, Austin, TX 78723

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LEGAL DESCRIPTION: Subdivision -- Delwood Heights

Deleted: _____

Lot(s) 3 Block P Outlot _____ Division _____

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I/We James Sylvana, Celestial Poweron behalf of myself/ourselves as authorized agent
for _____

Deleted: _____

Deleted: _____

Deleted: _____

Travis Somerville & Keturah Havey affirm that on September 9, 2010,

Deleted: _____

hereby apply for a hearing before the Board of Adjustment for consideration to:

Deleted: _____

(check appropriate items below)

Deleted: _____

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

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Driveway carport

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in a residential district.
(zoning district)

Deleted: _____

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

As a carport this must be in the driveway and not on any other part of the property.

Deleted: _____

1) The garage is a 1 car garage and cannot be expanded to accommodate 2 cars

2) The house is situated on the lot such that a car port cannot be put on the side of the garage or the side of the house.

3) There's no room to run a driveway into the back yard to accommodate parking or a carport in the rear of the building.

Thus the only place for the carport is over the driveway. Weather protection for your vehicles cannot be provided any other way.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The garage is inadequate weather protection for the two owners vehicles. It is not possible for both vehicles to be protected in the garage.

Deleted: _____

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- (b) The hardship is not general to the area in which the property is located because:

Other households may only require one wage earner and one vehicle.

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AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The carport suits the character of the property and remains set back from the street 17 feet. Additionally, the plat map shows no structural set back.

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PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with

respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

Not applicable.

Deleted: _____

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

Not applicable.

Deleted: _____

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

Not applicable.

Deleted: _____

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Not applicable.

Deleted: _____

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address 1601 Rutherford Lane, H-1

Deleted: _____

City, State & Zip Austin, TX 78754

Deleted: _____

Printed James Sylvana, General Manager Phone (512) 450-4867 Date September 9, 2010

Deleted: _____

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Deleted: _____

Deleted: _____

Signed _____ Mail Address 1504 Northridge Dr

Deleted: _____

City, State & Zip Austin, TX 78723

Deleted: _____

015.2010 0138

Printed Keturah Havey Phone (512) 689-1448 Date _____

Deleted: _____

Deleted: _____

Signed _____ Mail Address 1504 Northridge Dr

City, State & Zip Austin, TX 78723

Printed Travis Somerville Phone (404) 467-3587 Date _____

Deleted: ¶

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GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) ~~Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)~~
- (4) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (5) Austin Energy approval

Deleted: <#>A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).¶

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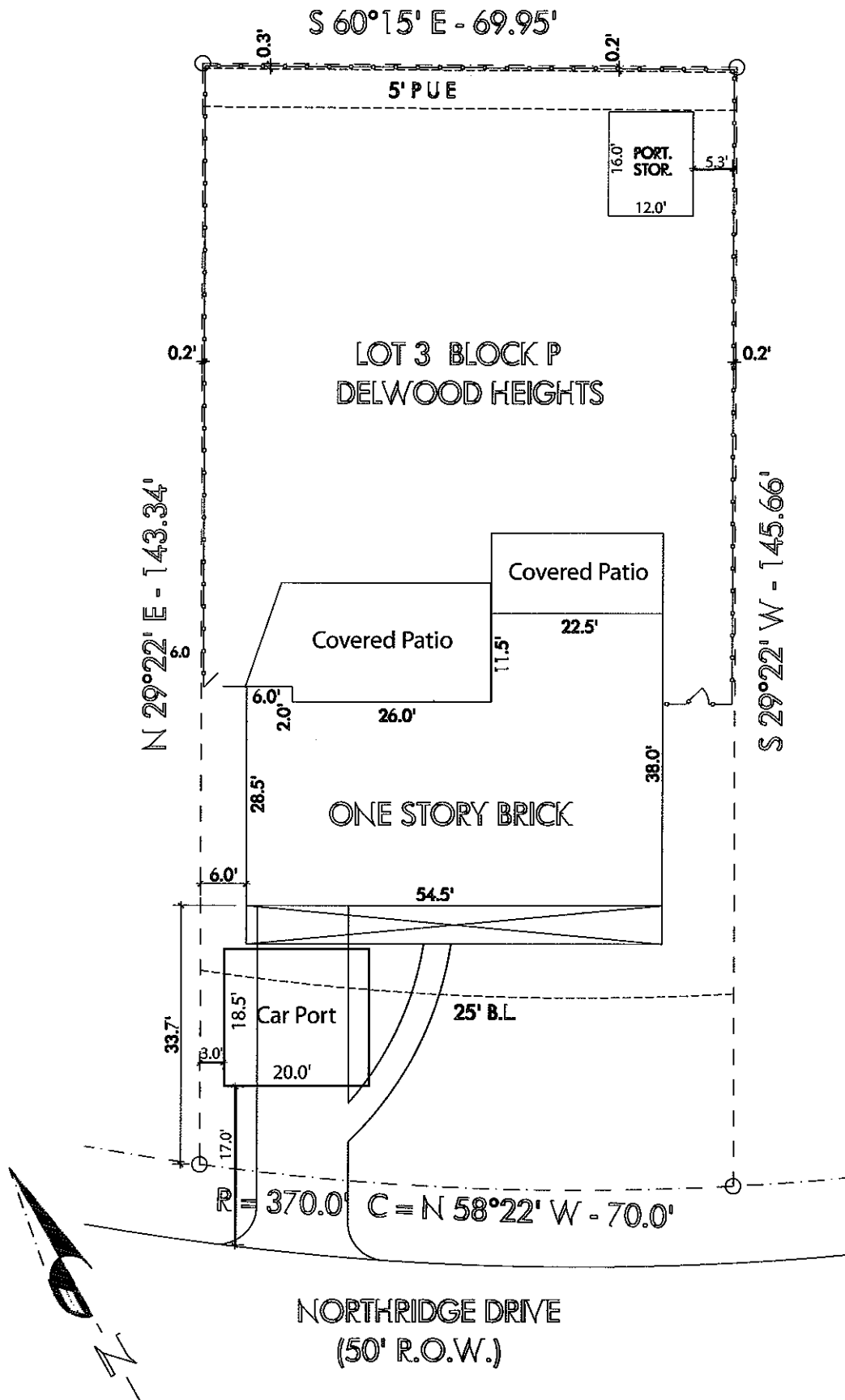
Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

REQUIRED FINDINGS: All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.

Reasonable Use:

Application must demonstrate to the Board how the zoning regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Board cannot approve a variance for a use that is not allowed in the zoning district in which the property is located. This requires a change in zoning.]

015 2010-0138



PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2010-0138 - 1504 Northridge Drive

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, December 13th, 2010

Shannon & Lacey McCormick

Your Name (please print)

☒ I am in favor
☐ I object

1500 Northridge Drive

Your address(es) affected by this application

Shannon McCormick

Signature

12/14/10

Date

Daytime Telephone: 512-454-1044

Comments: We support the request

for this variance, as the proposed structure will house a food cart during off hours. This cart brings service to our otherwise underserved neighborhood, and it would be a shame should they not be able to house their vehicle on their property.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, December 13th, 2010

Mary Walker
 Your Name (please print)

☒ I am in favor
☐ I object

1504 Northridge
 Your Address(es) affected by this application

Daytime Telephone: 454-5838

[Signature]
 Signature

12-11-10
 Date

Comments: _____

If you use this form to comment, it may be returned to:

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 Susan Walker
 P. O. Box 1088
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Case Number: C15-2010-0138 – 1504 Northridge Drive
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, December 13th, 2010

Thomas Weaver
 Your Name (please print)

☒ I am in favor
☐ I object

1506 Northridge
 Your address(es) affected by this application

Thomas 12-11-10
 Signature Date

Daytime Telephone: 254-319-5932

Comments:

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-8810

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, December 13th, 2010

LELA WROGATE

Your Name (please print)

☒ I am in favor
☐ I object

1503 Northridge Dr

Your address(es) affected by this application

Signature

12/11/10
Date

Daytime Telephone: 512-761-2343

Comments:

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, December 13th, 2010

AC Herfion
 Your Name (please print)

☒ I am in favor
☐ I object

1508 Northridge
 Your address(es) affected by this application

[Signature]
 Signature

12-11-2010
 Date

Daytime Telephone: *589-4100*

Comments:

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
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 Austin, TX 78767-8810

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, December 13th, 2010

Your Name (please print) Joson Casey Damer

☒ I am in favor
☐ I object

Your address(es) affected by this application 1503 Northridge Dr. Austin TX 78753

[Signature] 12/12/10
Signature Date

Daytime Telephone: 512/680-8007

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
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P. O. Box 1088
Austin, TX 78767-8810

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, December 13th, 2010

Bertha Harrison

Your Name (please print)

1511 Northridge Dr.

Your address(es) affected by this application

Bertha Harrison

Signature

12-11-10

Date

Daytime Telephone: 512-452-2348

Comments:

☒ I am in favor
☐ I object

If you use this form to comment, it may be returned to:

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Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

CASE #

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10513063

TP-0223161003

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APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

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**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.**

STREET ADDRESS: 1504 Northridge Drive, Austin, TX 78723

LEGAL DESCRIPTION: Subdivision - Delwood Heights

Lot(s) 3 Block P Outlot _____ Division _____

I/We James Sylvana, Celestial Poweron behalf of myself/ourselves as authorized agent
for

Travis Somerville & Keturah Havey affirm that on September 9, 2010,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

☐ Driveway carport

☐ in a residential district.
(zoning district)

SF-3-NP

Windsor Park N.P.

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VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

As a carport this must be in the driveway and not on any other part of the property.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The garage is inadequate weather protection for the two owners vehicles. It is not possible for both vehicles to be protected in the garage.

- (b) The hardship is not general to the area in which the property is located because:

Other households may only require one wage earner and one vehicle.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The carport suits the character of the property and remains set back from the street 17 feet. Additionally, the plat map shows no structural set back.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

Not applicable.

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

Not applicable.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

Not applicable.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Not applicable.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 1601 Rutherford Lane, H-1

City, State & Zip Austin, TX 78754

Printed James Sylvana, General Manager Phone (512) 450-4867 Date September 9, 2010

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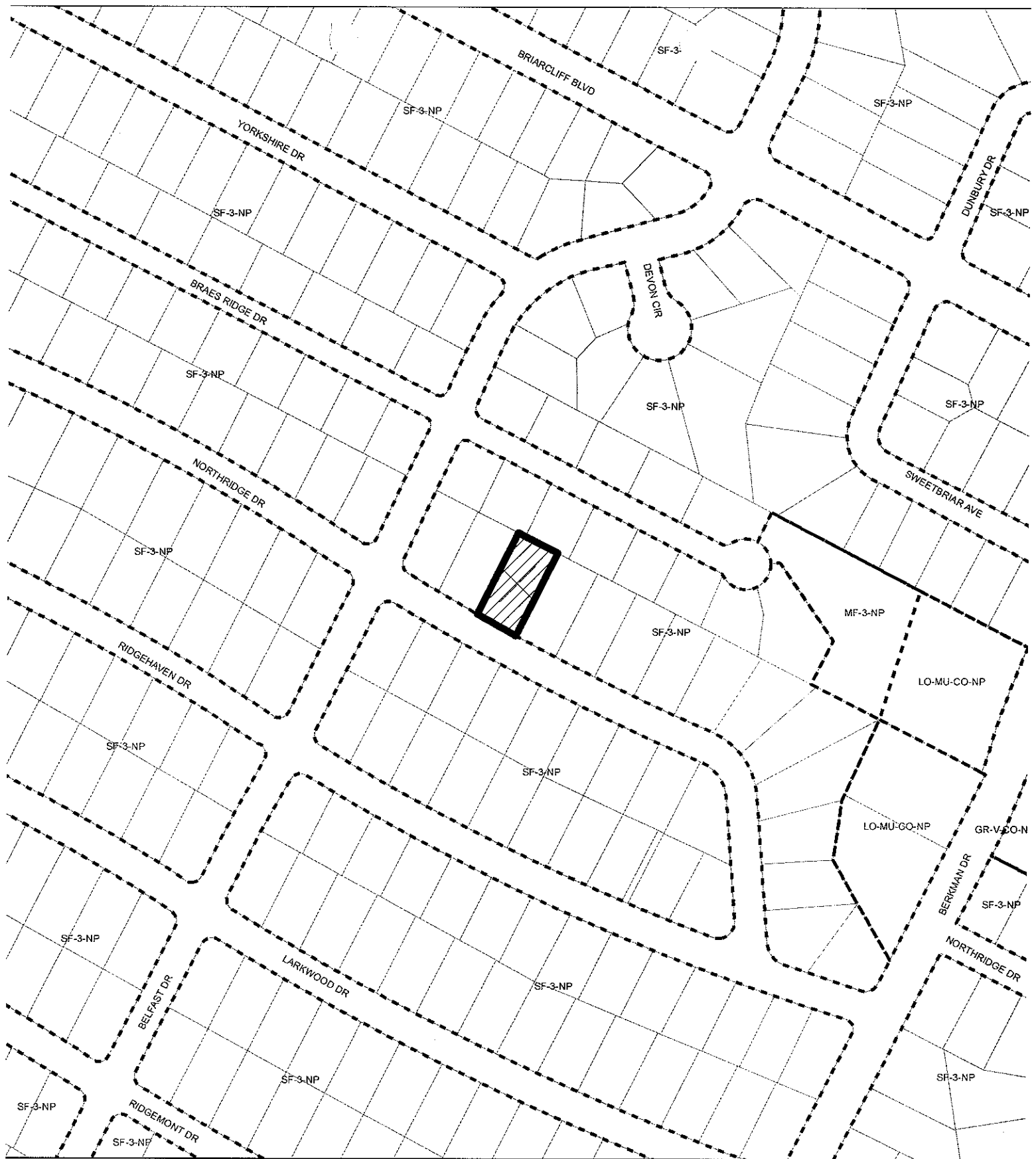
City, State & Zip Austin, TX 78723

Printed Keturah Havey Phone (512) 689-1448 Date 10/25/10

Signed [Signature] Mail Address 1504 Northridge Dr

City, State & Zip Austin, TX 78723

Printed Travis Somerville Phone (404) 467-3587 Date 10/25/10



BOARD OF ADJUSTMENTS

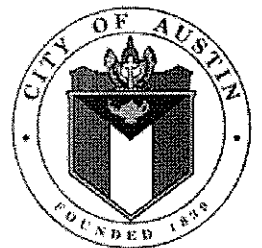


SUBJECT TRACT



ZONING BOUNDARY

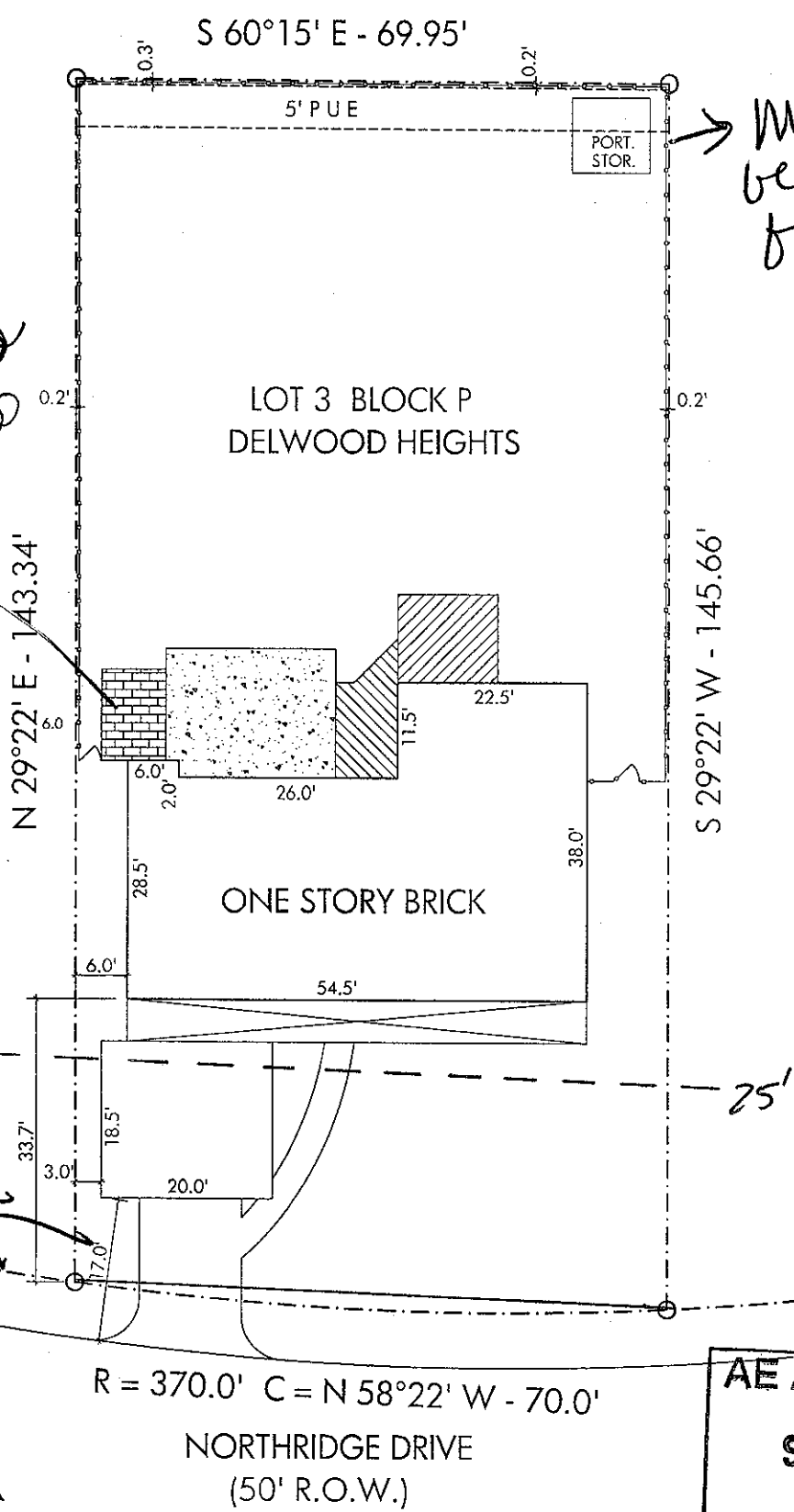
CASE#: C15-2010-0138
 LOCATION: 1504 NORTHRIDGE DR
 GRID: L26
 MANAGER: SUSAN WALKER



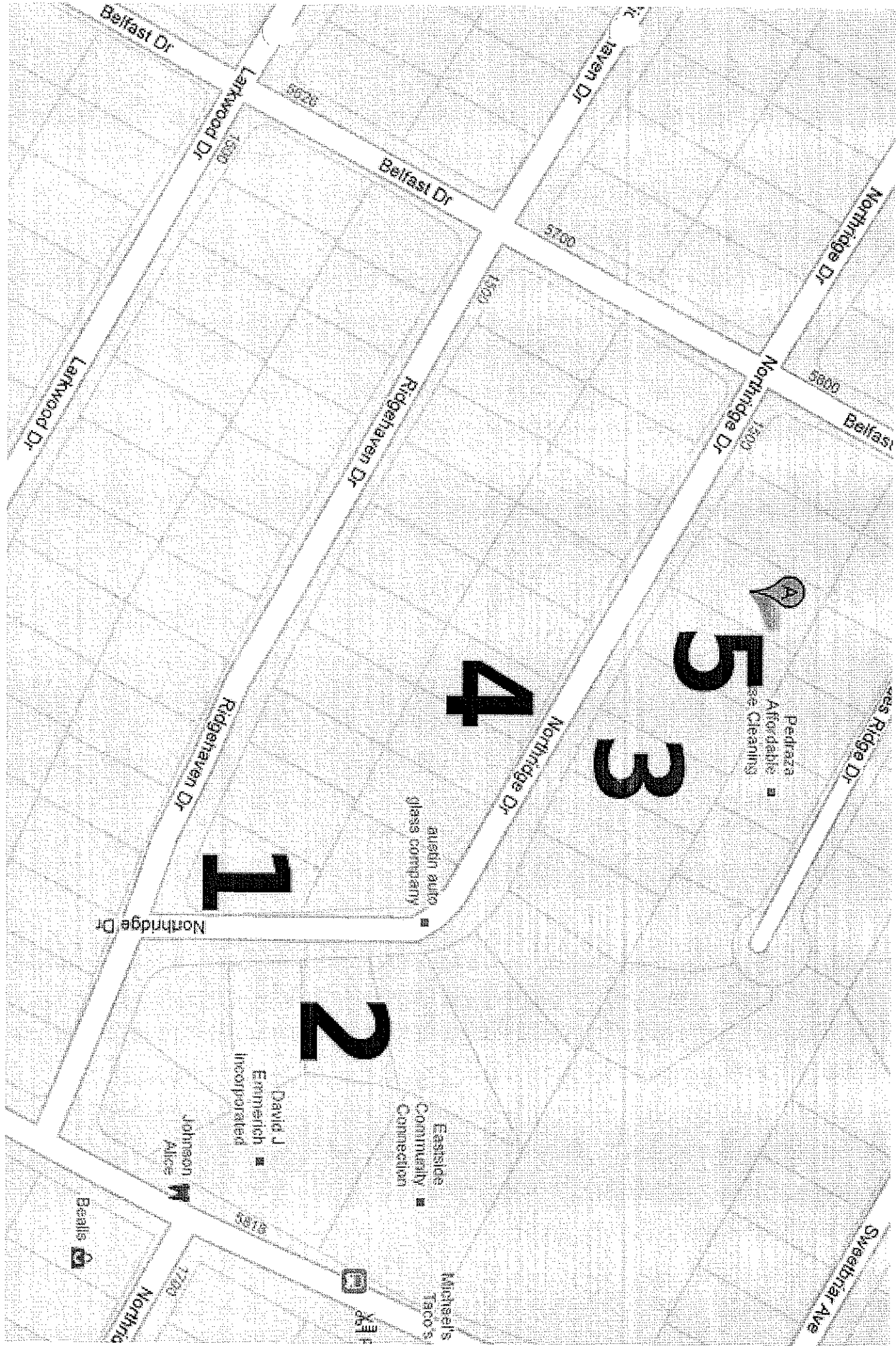
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

uncovered patio

Must be 5' from side & rear property line. Cannot be in P.U.E.



AE APPROVED
SEP 08 2010
 RLS 251-7



Pedraza
Affordable
House Cleaning

4

3

1

2

guest auto
glass company

Eastside
Community
Connection

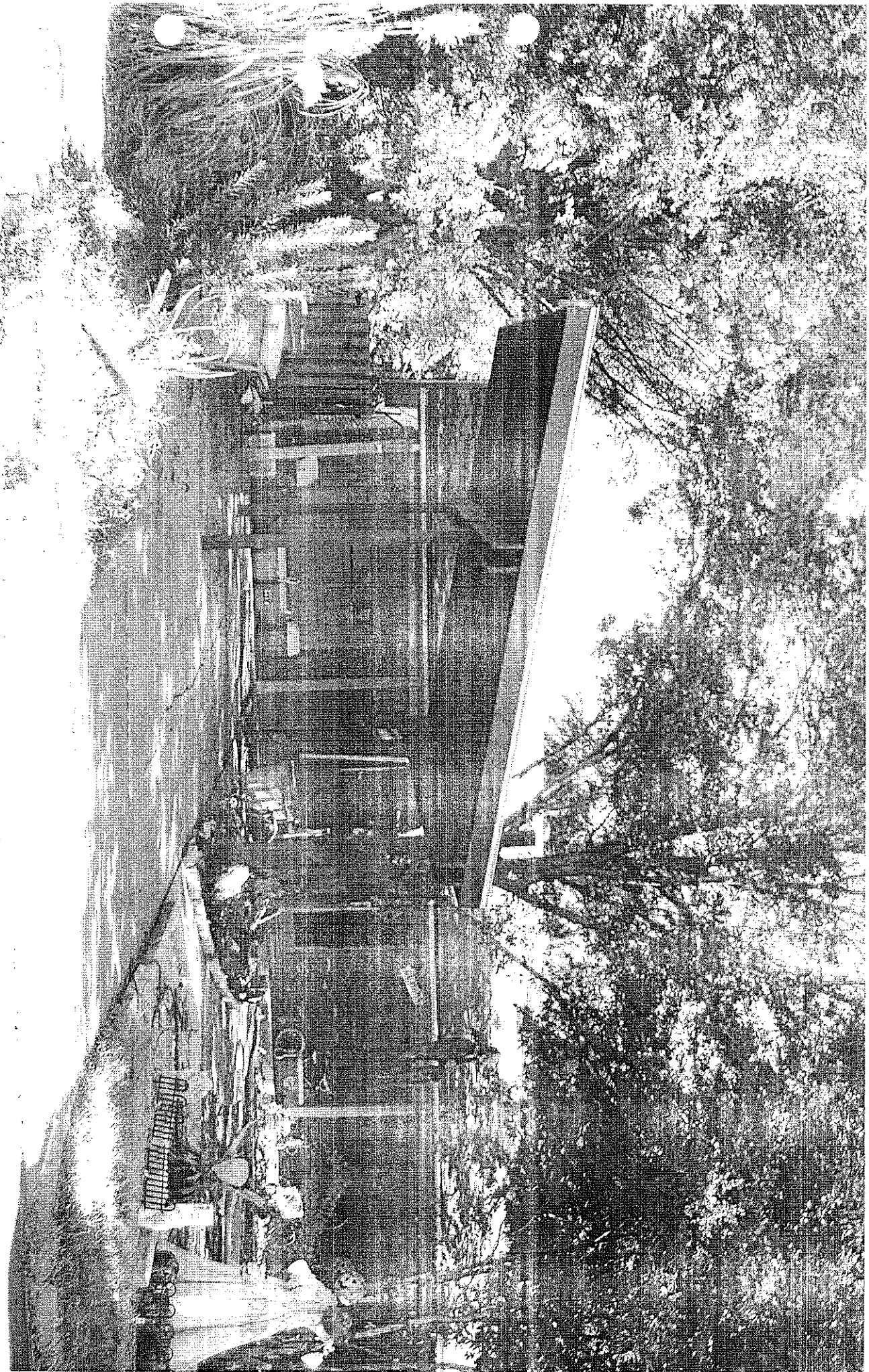
David J
Emmerich
Incorporated

Johnson
Alice

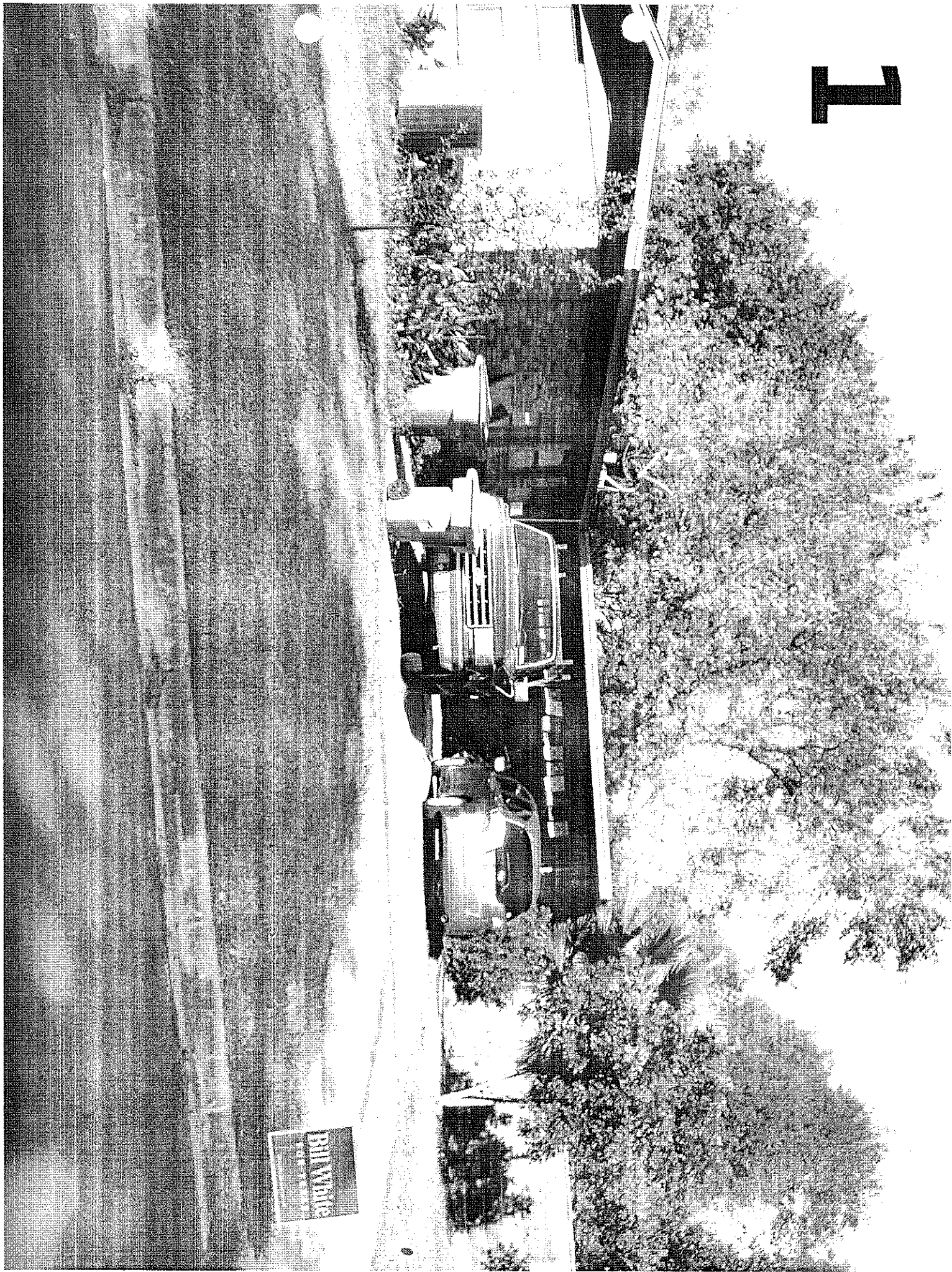
Michaels
Tacos

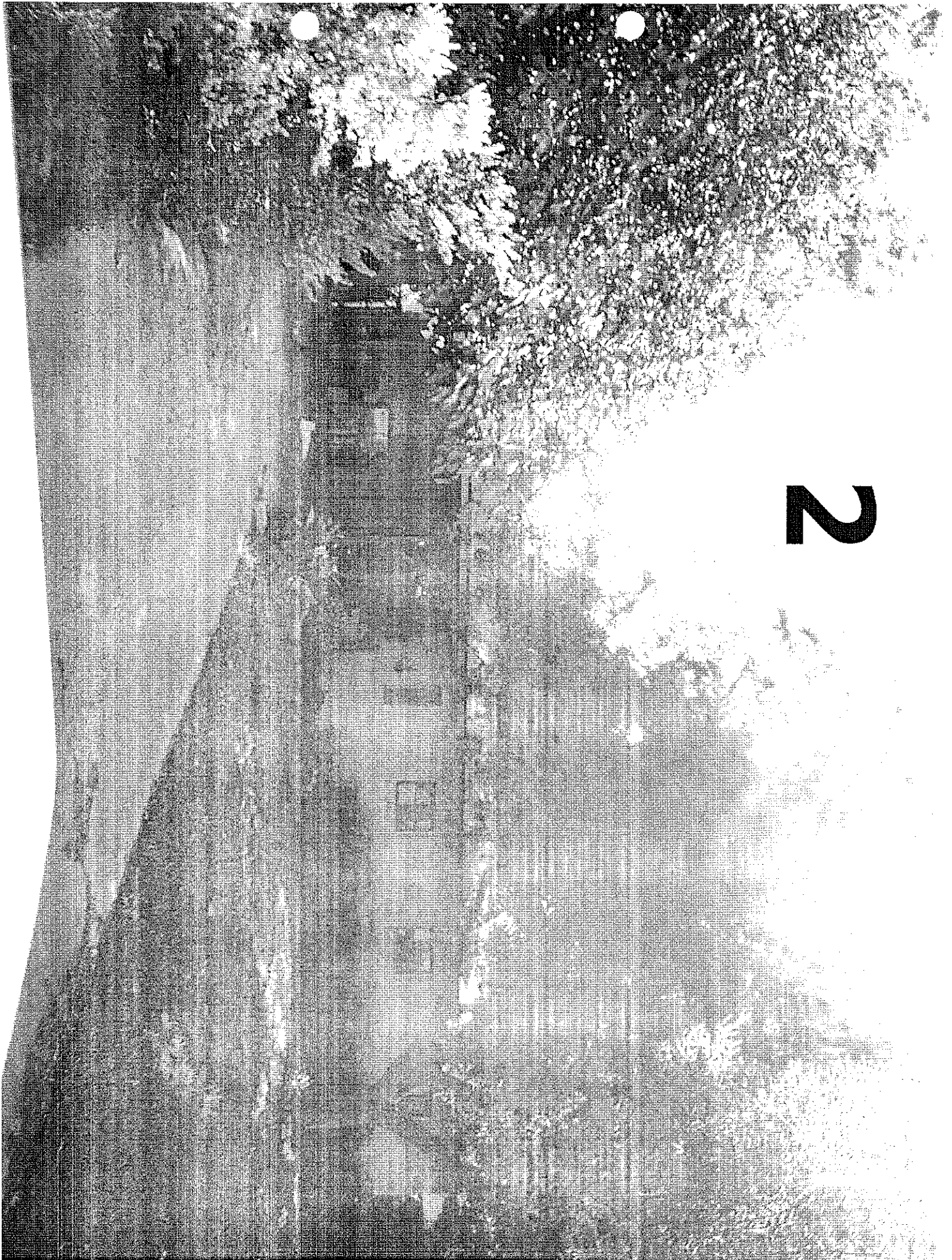


1504 Northridge



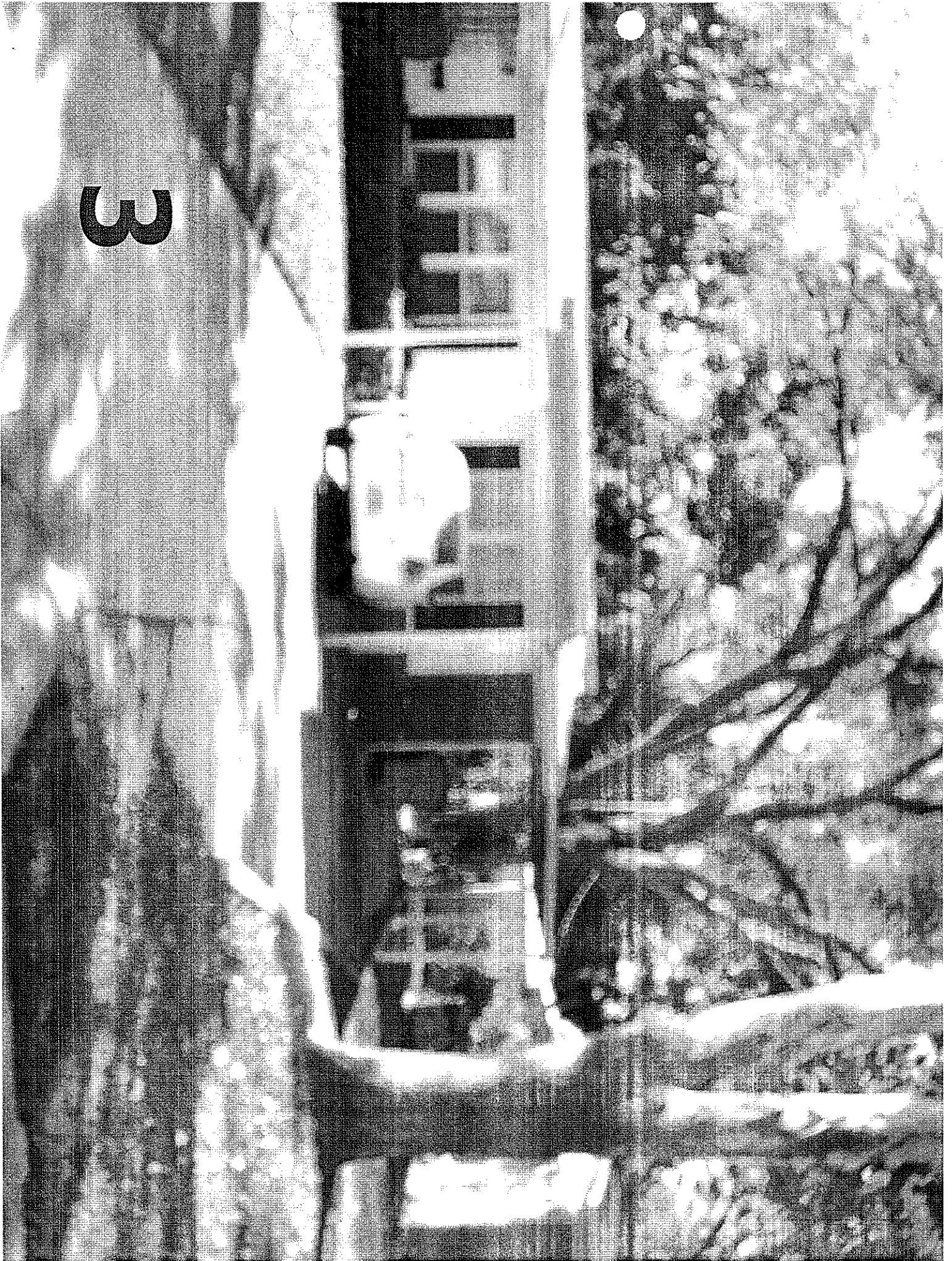
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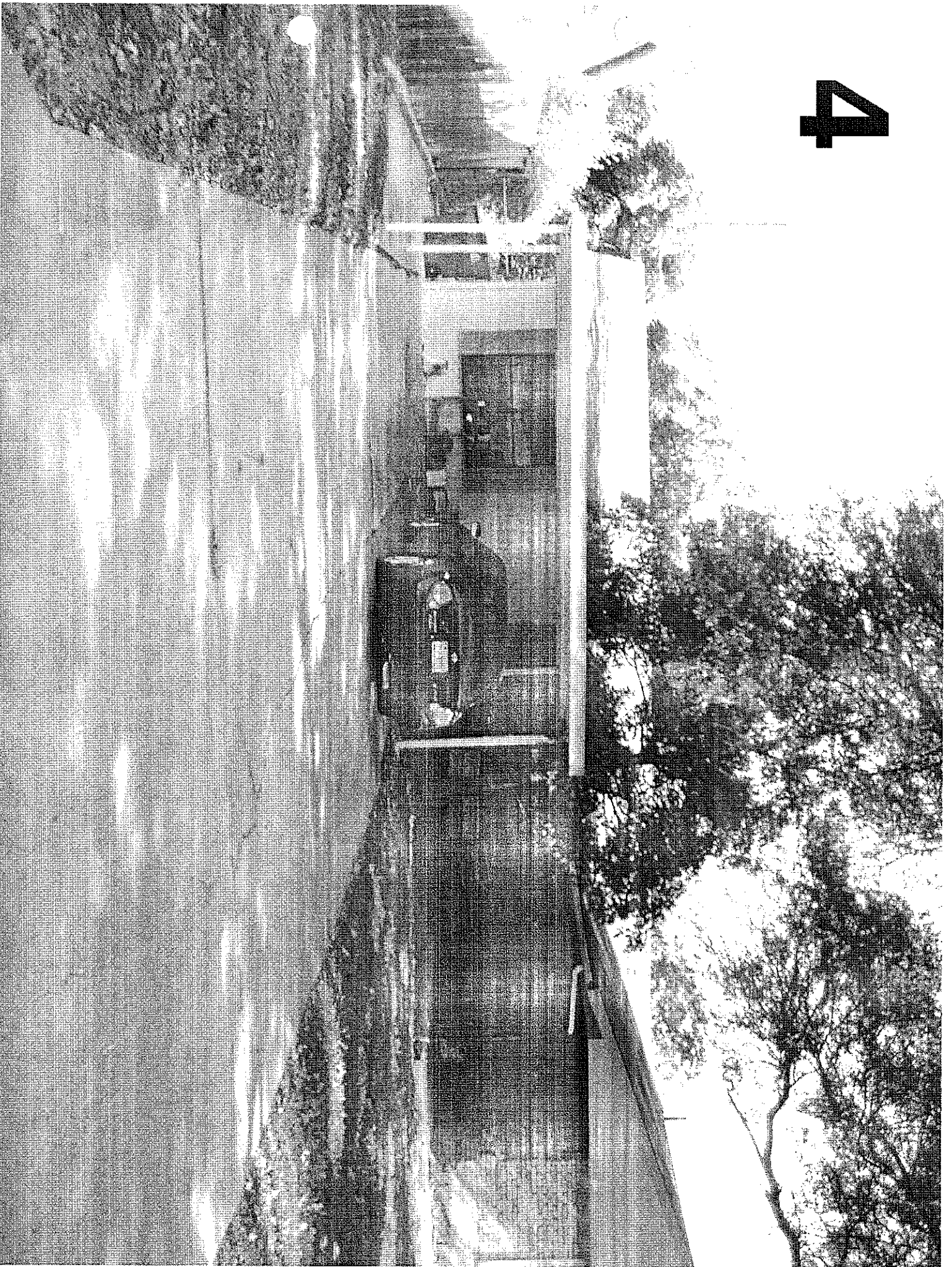




2

3







ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

☒ Check this box if
this is for a
building permit
only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Jim SYLVANA Phone 1504867
Email JIM@CELESTIALPOWER.BIZ Fax 8327755
Project Name CARPORT ☒ New Construction ☒ Remodeling
Project Address 1504 NORTHRIDGE DR OR
Legal Description _____ Lot _____ Block _____
Requested Service Duration: ☐ Permanent Service ☐ Construction Power/Temp Service
(Usually less than 24 months)
Who is your electrical service provider? ☒ AE ☐ Other _____

☒ Overhead or ☐ Underground Voltage RR ☒ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)
Service Main Size(s) _____ (amps) Number of Meters? _____
AE Service Length _____ (ft.) Conductor _____ (type & size)
SqFt Per Unit _____ #Units _____ ☐ All Electric ☐ Gas & Electric ☐ Other _____
Total AC Load _____ (Tons) Largest AC unit _____ (Tons)
LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: PERMITTING FOR UNPERMITTED CARPORT
Left front carport in the setback

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____
Approved: ☒ Yes ☐ No (Remarks on back) _____ 974-2632
AE Representative _____ Date _____ Phone _____

Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)

Version 1.1.0.0

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.

AE APPROVED

SEP 08 2010

This document when printed is
uncontrolled and for reference RLS 251-7